



CITY OF MORGAN HILL

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

NOVEMBER 1, 2001

PRESENT: Fruit, Kennett, Martin, Simon, Pyle _____

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Fruit called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

October 4, 2001 _____ **BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE MINUTES OF THE OCTOBER 4, 2001 MEETING. THE MOTION PASSED ON A VOTE OF 5-0-0-0 AS FOLLOWS: AYES: FRUIT, KENNETT, MARTIN, PYLE SIMON.; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE**

October 18, 2001 _____ **BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE MINUTES OF THE OCTOBER 18, 2001 MEETING. THE MOTION PASSED ON A VOTE OF 5-0-0-0 AS FOLLOWS: AYES: FRUIT, KENNETT, MARTIN, PYLE, SIMON; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.**

CONSENT CALENDER:

1. **SITE REVIEW, SR-01-16: MONTEREY-DOM'S CAFÉ:** A request for site, landscape and architectural approval for the construction of an approximate 3,700-sf restaurant/office building on a 14,664-sf site. The proposed building will replace an existing single-story restaurant which was destroyed in a fire, and add a second-story office component. The subject site is located at 17910 Monterey Rd., just north of Wright Ave.

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE RESOLUTION 01-005B WITH THE ADDITION OF S-1 ON PAGE 8 OF EXHIBIT A.

THE MOTION PASSED BY THE FOLLOWING VOTE:

**AYES: FRUIT, KENNETT, SIMON, MARTIN, PYLE,
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

NEW BUSINESS:

2. **SITE REVIEW, SR-01-09: COCHRANE-FHS/CHARLES SCHWAB:** A request for site, landscape and architectural plan approval for the construction of an approximate 5,000 sq. ft. commercial building in an existing vacant building pad located in the Cochrane Plaza Shopping Center.

BOARD MEMBERS KENNETT/MARTIN MOTIONED FOR THE APPROVAL OF RESOLUTION NO. 01-010, WITH THE AMENDMENT TO OTHER CONDITION X-1, AMENDING ITEM 4) TO REQUIRE A MINIMUM 3 FOOT TOWER ROOF OVERHANG AND ADDING ITEM 5) REQUIRING THAT THE TOWER ELEMENT BE DESIGNED TO HAVE THE SAME SLOPE AS THE EXISTING TOWER ROOF ELEMENTS.

THE MOTION PASSED BY THE FOLLOWING VOTE:

**AYES: FRUIT, KENNETT, MARTIN, SIMON, PYLE,
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

OTHER BUSINESS:

3. **DISCUSSION OF SUBMITTAL REQUIREMENTS FOR SITE AND ARCHITECTURAL AND SITE REVIEW APPLICATIONS.**

_____The following items are to be added to the submittal requirements for Architectural and Site Review:

1. Plan size shall be 11 x 17 or larger (24 x 36 max.) as deemed necessary
2. Percent of hardscape shall be listed within the data table on the site plan.
3. FAR shall be within the data table on the site plan. FAR calculation shall include the square

- footage of ground floor (entire building foot print) and square footage of the second floor.
4. Site plan shall indicate the building envelope. The building envelope is defined as the required building setback lines. This is in addition to the actual setback dimension.
 5. Landscape plans shall be provided at a 1:10 scale. For large projects, a smaller scale may be allowed with prior staff approval. Smaller scale plans shall include details at a 1:10 scale.
 6. Residential projects are to include typical front yard landscape plans for each model on 8.5 x 11 sheets.
 7. All existing trees, size and type, shall be shown on the site plan and landscape plans.
 8. Building elevations shall include an existing grade to ridge dimension, and a proposed grade to ridge dimension.
 9. Elevations (all sides) shall be provided. Elevations drawing shall be unobstructed by other illustrations (trees, people etc). All material type, dimensions and textures shall be called out on the plans. A finish schedule shall also be included. The material schedule shall include details of all materials, dimension material of all trim, window type, roofing material, type of siding material, type of doors, and any other material details for the exterior of the structure.
 10. Residential projects shall provide elevations (front, sides and rear) for each model proposed within a residential development. All material type, dimensions and textures shall be called out on the plans. A finish schedule shall also be provided for each elevation for each model. The finish schedule shall include details of all materials, dimension of all trim, window type, type of siding material, type of doors, and any other material details for the exterior of the structure. All optional materials and details shall also be listed.
 11. Five color copies of the color board shall be provided.
 12. Colored elevations are encouraged but not required.

4. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:

No discussion held.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 8:30 p.m.

MINUTES PREPARED BY:

TERRY LINDER

ARCHITECTURAL REVIEW BOARD

NOVEMBER 1, 2001

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